

# Hammocks Community Association Inc.

## Minutes of the Architectural Control Committee Meeting

February 1, 2024 – 7:00 P.M.

### **1. Call to Order**

The meeting of the Architectural Control Committee was called to order by Idalmen Ardisson at 7:02pm.

### **2. Determination of a quorum**

Present: Idalmen Ardisson  
Antolin Cardenas  
Eliana Arratia (Alternate)

Rony Chinaea, Anthony Serrone, FirstService Residential.

### **3. Proof of Notice of Meeting**

Anthony Serrone advised that Management posted the notice for the meeting on all the bulletin boards throughout the community and on the association website on Friday January 26, 2024.

### **4. Approval of Minutes**

Management presented minutes for the prior meetings held on January 4, 2024.

MOTION

***To approve the meeting minutes for the Architectural Control Committee's meeting on January 4<sup>th</sup>, 2024.***

Motioned by: Idalmen Ardisson

Seconded by: Antolin Cardenas

**Motion passes unanimously**

### **5. New Business**

#### **a. Completed Applications**

**Carlos Villalobos – Ensenada II – Replacing 10 windows and 4 doors. White frames with clear glass.**

***To approve Carlos Villalobos' application***

**Motioned By:** Antolin Cardenas

**Seconded By:** Idalmen Ardisson

**Discussion:**

- **Carlos Villalobos** – In the kitchen there is a smaller window, but all the others are the same. The one in the bathroom that faces the street has an arch.
- **Antolin Cardenas** – Most of them are colonial style.
- **Carlos Villalobos** – Yes, most of them are colonial style.

MOTION

# Hammocks Community Association Inc.

- **Antolin Cardenas** – You are replacing the front door also?
- **Carlos Villalobos** – Yes, it is a white hurricane proof window with glass.
- **Idalmen Ardisson** – it is frosted, right?
- **Carlos Villalobos** – Yes.

**Motion Carries Unanimously**

**Karina Johnson – Cedar Landing – Replace existing driveway and add new extension.**

MOTION

***To table Karina Johnson's application until the Committee receives more information regarding the proposed changes.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Discussion:**

- **Idalmen Ardisson** – Did you measure the front?
- **Rony Chinae** – Yes
- **Idalmen Ardisson** – Did you take pictures?
- **Rony Chinae** – I did not take pictures I just measured.
- **Antolin Cardenas** – I think we need to get clarification on the measurements and dimensions. Is she ripping out the old and putting in a new?
- **Rony Chinae** – Yes.
- **Antolin Cardenas** – is it stamped concrete or pavers?
- **Rony Chinae** – Stamped concrete.
- **Antolin Cardenas** – On some pages it says that she is installing stamped concrete and on the other it says brick. We need more clarification on the dimensions, the color of the concrete, and if it is stamped/brick.

**Motion Carries Unanimously**

**Sirio Machado – Chantarelle – Replacing current roof with Westlake – villa 900 – Espresso Blend**

MOTION

***To give a preliminary approval for Sirio Machado's application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Discussion:**

- **Idalmen Ardisson** – His automobile insurance is not valid. Can we temporarily approve this until that information is provided? The homeowner turns in valid vehicle insurance.

**Motion Carries Unanimously**

# Hammocks Community Association Inc.

Jay Richardson – Corella – Replacing 2 sliding doors/white frame.

MOTION

***To approve Jay Richardson's Application***

**Motioned by:** Idalmen Ardisson

**Seconded by:** Antolin Cardenas

**Motion Carries Unanimously**

Jesus Lopez – Lakeside - Replacing current roof with Westlake – Villa 900 – Espresso Blend

MOTION

***To approve Jesus' application***

**Motioned by:** Antolin Cardenas

**Seconded by:** Idalmen Ardisson

**Discussion:**

- **Idalmen Ardisson** – That is an approved aesthetic for that community.

**Motion Carries Unanimously**

Allison Munoz – Oak Lake – Replacing current roof with Eagle-Malibu-Terracambra Range

MOTION

***To Deny Allison Munoz's Application based on a missing signature on the owner's affidavit of exemption and a missing copy of the homeowner's insurance.***

Motioned by: Idalmen Ardisson

Seconded by: Antolin Cardenas

**Discussion:**

- **Idalmen Ardisson** – There is a missing signature on the homeowner affidavit of exemption, and we need a copy of her homeowners' insurance. She needs to provide that information to us.

**Motion Passes Unanimously**

Felix Carriles – Oak Lake – Replacing current roof with Westlake – villa 900 – Espresso Blend

# Hammocks Community Association Inc.

MOTION

***To Approve Felix Carriles' application***

**Motioned by:** Antolin Cardenas

**Seconded by:** Eliana Arratia

- **Idalmen Ardisson** – That is an approved aesthetic.

**Motion Passes Unanimously**

**Renso Orbegoso – Paseos II – Replacing current tile roof with metal/mansard brown**

MOTION

***To Approve Renso Orbegoso's application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

- **Renso Orbegoso** – I live in Paseos II. I have a bad roof and insurance put the tarp over the roof to prevent water intrusion. Now I have a problem and I have another leak and insurance is going to charge me \$3000 to re-tarp the roof. I understand that after this there is another step after this.
- **Idalmen Ardisson** – Yes, after the committee it gets presented to the Advisory Board of Directors on February 13, 2024. It gets approved by the Advisory Board of Directors and ultimately by the Receiver.
- **Renso Orbegoso** – I have an active leak, is there a way that we can expedite this so I do not have to pay an additional \$3,000 to re-tarp my roof?
- **Idalmen Ardisson** – We can do this on a committee level and then possibly have FirstService Residential send the information to Judge Gersten as he is the board and this is an emergency situation.
- **Renso Orbegoso** – Any time would help.
- **Idalmen Ardisson** – FirstService Residential will send to Judge Gersten.

**Motion Passes Unanimously**

**Yessica Fundora – Paseos II – Replacing current tile roof with metal / charcoal Gray**

***To Approve Yessica Fundora's application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Motion Passes Unanimously**

MOTION

**Edward Molto – Skylark – Covering electrical conduits.**

***To Deny Edward Molto's application unless he provides confirmation from FPL that he is able to cover the junction box, meter box, and ground rod.***

**Motioned By:** Antolin Cardenas

**Seconded By:** Idalmen Ardisson

- **Idalmen Ardisson** – my question is what material are they using?

MOTION

# Hammocks Community Association Inc.

- **Antolin Cardenas** – what is this?
- **Rony China** – It is comcast.
- **Antolin Cardenas** - The problem that this is a utility. FPL must be able to open and close all this equipment. Also, there is junction box, and that cannot be covered up. If they must take the wiring out for any reason, they need to be able to access that. My recommendation, even though there are a lot of neighbors that have done this, is that needs to be approved by FPL. There is another issue in hiding the ground rod. I am not an electrical engineer, but I have done enough work to tell you that this is not kosher. FPL needs access to the box itself and access to the junction box and the ground rods should be exposed.

**Motion Passes Unanimously**

**Frank Gonzalez – Spicewood – Installing solar panels on roof.**

***To Approve Frank Gonzalez’s application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Motion Passes Unanimously**

MOTION

**Elvia Vasquez – Sunflower – Painting home with Pink Damask as stucco and old country as trim.**

***To table Elvia Vasquez’s application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Discussion -**

- **Antolin Cardenas** – is there another house in the same community with the same colors?
- **Rony China** – I am not sure.
- **Idalmen Ardisson** – Did we offer her the new colors?
- **Rony China** – Yes, but she insisted on the colors.

**Motion Passes Unanimously**

**Derrick Galarza – Vizcaya – Replacing current roof with Westlake – Barcelona 900 – Spanish Blend**

***To Approve Derrick Galarza’s application.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Motion Passes Unanimously**

MOTION

**Eric R. Suarez – Vizcaya – Replacing 10 windows and 4 doors/white frame clear glass**

# Hammocks Community Association Inc.

MOTION

*To Approve Eric R. Suarez's application.*

**Motioned By:** Antolin Cardenas

**Seconded By:** Idalmen Ardisson

**Motion Passes Unanimously**

MOTION

**Nicolas Vega – Replacing 3 sliding doors with white frame.**

*To approve Nicolas Vega's application.*

**Motioned By:** Idalmen Ardisson

**Seconded By:** Eliana Arratia

**Motion Passes Unanimously**

## **b. Finalization of colors for exterior paint – Tabled.**

## **c. Light Pole survey – Tabled.**

## **d. Playground Equipment**

- **Idalmen Ardisson** – So the surveys are already drawn up and we will have to pay \$10,000 to have the surveys re-drawn and moved to a different area if we want to move the playground equipment.
- **Anthony Serrone**- Yes, that is correct. \$5,000 per survey and upfront permitting fees.
- **Idalmen Ardisson** – So we already have permits?
- **Anthony Serrone** – We have a process number, and the company is waiting on a letter from the association that we want to put them in the place where they have already surveyed.
- **Antolin Cardenas** – If you can find the old surveys then you can have it updated for cheaper. You don't have to get a new survey.
- **Anthony Serrone** – We can go to the city and see if they have any old surveys that we can get so that the price will be cheaper. We just need to know what area we are looking for.

## **e. July 4<sup>th</sup>, 2024, meeting**

MOTION

*To move the July 4<sup>th</sup>, 2024, ACC Meeting to Monday July 1, 2024*

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

**Discussion –**

- **Idalmen Ardisson** - We need to move the meeting due to July 4<sup>th</sup>, 2024, due to the holiday. I proposed that we move it to July 3<sup>rd</sup>, 2024, or to July 11<sup>th</sup>, 2024.
- **Anthony Serrone** – The Advisory Board of Directors meeting for that month is on July 9<sup>th</sup>, 2024, so we would have to do it before then. Rony and I looked at the dates for the meeting

# Hammocks Community Association Inc.

and there is a meeting on July 2<sup>nd</sup>, as well. We could do the meeting on July 1<sup>st</sup> and make the last day to turn in applications June 25<sup>th</sup>, 2024.

**Motion Passes Unanimously**

## f. Fencing

- **Idalmen Ardisson** – I just wanted to make the style and color official. The fencing style is shadowbox fencing with 2-3 inch spacing. The color of the fencing should be painted Benjamin Moore. We need to reign the colors in neighborhood because there are new browns that are popping up all over the place.
- **Antolin Cardenas** – What about Cedar Stain? I think if you have Cedar Stain then you should be able to keep it.
- **Idalmen Ardisson** – Yes, well that is if you are repairing the fence then yes you can do Cedar Stain but if you are putting in a new fence you should have to paint it the Benjamin Moore \_\_\_\_\_.

*To approve the style of fencing as Shadow box fencing with 2-3 inch spacing. The color that new fences must be painted Benjamin Moore \_\_\_\_\_. If you are repairing or re-painting your fence and it is the Cedar Stain color, you can paint it in the Cedar Stain color.*

**Motioned By:** Idalmen Ardisson

**Seconded By:** Eliana Arratia

MOTION

## g. Approval of the application checklist

- **Idalmen Ardisson** – Anyone have any questions or comments on the form?

*To approve the changes to the application checklist.*

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

MOTION

- **Antolin Cardenas** – What changed?
- **Rony Chinae** – I added more information to clarify the application checklist.
- **Antolin Cardenas** – We should add Unsubmitted to the permit so that no one goes and spends money on upfront fees for permits if they don't get approved. Also, we need to add "up to date" in front of Miami-Dade Notice of Acceptance.

**Motion carries unanimously.**

- **Idalmen Ardisson** – under Architectural Modifications general provisions, I would like to make an alteration there. It states that all alterations, deletions, additions, and changes of any type or nature whatsoever to the exterior of a lot are subject to committee approval. I'd like to add exterior, in parenthesis, front, rear, or lake-facing properties. I remember if you have lake facing properties you must get everything approved from the bet.

# Hammocks Community Association Inc.

- **Antolin Cardenas** – The lot is the exterior of a property. I would call it the amenity or building. In other words, an amenity is something that you do to the exterior.
- **Idalmen Ardisson** – Well we want to make it clear for the homeowners. So, let's put exterior site amenity of a lot.
- **Antolin Cardenas** – you need to add structure or building.
- **Idalmen Ardisson** – So site amenities and buildings of a lot including home's whose buildings faces a lake which is also subject to ACC review. Where did we get this information from?
- **Rony Chinae** – The ACC manual
- **Anthony Serrone** – Should we have the legal team look at this?

MOTION

***To table the approval of the Architectural Modifications General Provisions and forward it to the legal team for review.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

Motion Carries Unanimously

MOTION

***To table the remaining topics of the playground equipment, the light survey, and the playground equipment surveys.***

**Motioned By:** Idalmen Ardisson

**Seconded By:** Antolin Cardenas

Motion Carries Unanimously

## 6. Owner Comments on Agenda Items

- **No Owner Comments on Agenda Items**

## 7. Adjournment

Motioned By: Idalmen Ardisson

Seconded By: Antolin Cardenas

**Meeting adjourned at 8:33pm**